THIS INSTRUMENT PREPARED BY:

mail

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $30,000.00.

Randy M. Knowles
Affiant

Subscribed and sworn to before this 31st day of December, 1990.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
RANDY M. KNOWLES 3918 Burrus Street Nashville, Tennessee 37216	FIRST TENNESSEE BANK P.O. Box 1000 Dept 47 Memphis, Tennessee 38148	MAP 61-15 PARCEL 14 15DZ 03630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY THOUSAND AND 00/100 DOLLARS, paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **JOHN SAM CALDWELL, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RANDY M. KNOWLES, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a survey of the northerly 50.0 feet of Lot No. 59 of the Maplewood Home Tract of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on an unrecorded resubdivision of Lots Nos. 59 and 60, prepared November 10, 1959, by William Collier Parrish Associates, Nashville, Tennessee, as follows:

SAID property fronts 50.0 feet on the easterly side of Burrus Street and runs back between parallel lines 225.0 feet to a dead line.

BEING the same property conveyed to John Sam Caldwell by Trustee's Deed from Penny Harrington, Substitute Trustee, of record in Book 8207, page 893, Register's Office for Davidson County, Tennessee.

This is improved property known as 3918 Burrus Street, Nashville, Tennessee 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of December, 1990.

JOHN SAM CALDWELL by Power of Att

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of DECEMBER, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared PENNY HARRINGTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN SAM CALDWELL, and acknowledged that she executed the same as the free act and deed of the said JOHN SAM CALDWELL.

WITNESS my hand and seal this 31st day of DECEMBER, 1990.

Notary Public

My Commission Expires:

12/23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

83858

IDENTIF. REFERENCE

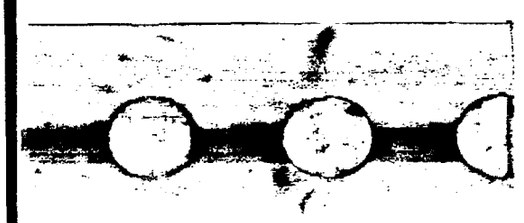
JAN 7 10 28 AM '91

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY TN.

2949 01/07 0101 03CHECK 106.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

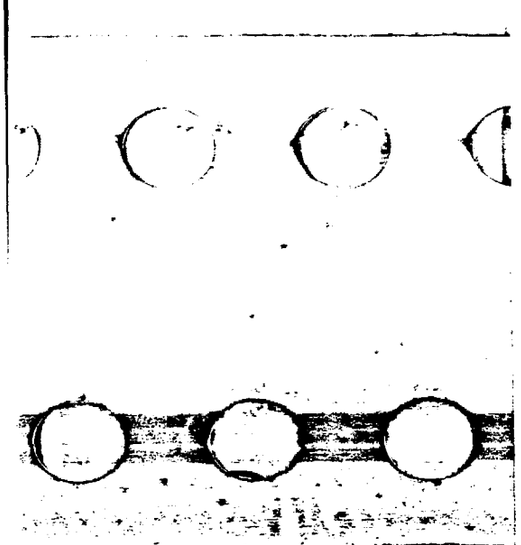
FOR _____

BOOK 8270 PAGE 253

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 30000.00
				CON TX 99.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 106.00
				CHECK 106.00
01/07/91	01			10:27 0001 2949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



83858

IDENTIF. TREFERENCE

JAN 7 10 28 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 386850